



DEMOLITION & SITE RESTORATION TECHNICAL SPECIFICATIONS

Applicable to All Residential Demolitions Conducted for the **Redevelopment Authority of the City of Erie** and the **Erie Land Bank**

1. GENERAL REQUIREMENTS: Demolition and Site restoration work shall be performed in full compliance with:

- These Technical Specifications
- City of Erie Demolition Ordinance 41-2020, City Code Chapter 310, and all demolition-related regulations issued by the Department of Code Enforcement
- The City of Erie Property Maintenance Code
- Pennsylvania Uniform Construction Code (UCC)
- PA One-Call Law
- All applicable federal, state, and local laws and regulations

The Contractor is solely responsible for understanding and complying with all City of Erie demolition requirements, including necessary permits, inspections, utility terminations, safety regulations, and final approval procedures.

Failure to comply may result in stop-work orders, rejection of work, back-charges, or disqualification from future bidding.

No work may begin until the Contractor has received Notice to Proceed and submitted all required pre-demolition documentation.

Contractor is responsible for protection of adjacent structures, sidewalks, utilities, and all public infrastructure.

2. PRE-DEMOLITION REQUIREMENTS

2.1 UTILITY TERMINATION & VERIFICATION

Contractor must submit written documentation prior to mobilization and before any demolition activity begins:

1. Water Service Termination – Erie Water Works written confirmation.
2. Gas Service Retirement – Utility provider written verification.
3. Electric Service Retirement – Written de-energization confirmation.
4. Telecom/Communications Retirement – Written provider confirmation.
5. Private Utilities – Contractor must identify and properly abandon any private service lines discovered (fuel lines, abandoned conduits, private gas lines, etc.).

No verbal confirmations or contractor assertions will be accepted.

2.2 PA ONE-CALL (811) COMPLIANCE

- Contractor must obtain a valid 811 ticket covering demolition and excavation.
- Ticket must be present on-site and produced upon request.
- Work outside the ticket validity period or scope is prohibited.
- Contractor must honor all utility markings and clearances.

2.3 SEWER CAP REQUIREMENT

- Contractor must install a City-approved watertight plug on the sanitary sewer lateral.
- Contractor must schedule and receive written approval from the City's Demolition Coordinator before backfill is permitted.

2.4 REQUIRED PRE-DEMOLITION CHECKLIST

Contractor must submit the following for approval prior to scheduling demolition:

- Utility termination verifications (water, gas, electric, telecom)
- PA One-Call ticket
- Sewer cap inspection scheduling
- Adjacent property protection plan
- Dust suppression plan
- Traffic or sidewalk closure requests (if applicable)
- Hazardous material identification report (if present or suspected)

Demolition may not proceed until all items are approved.

3. DEMOLITION REQUIREMENTS

All demolition operations shall be conducted in accordance with City of Erie Demolition Ordinance 41-2020, including required inspections, safety procedures, dust suppression, and material handling.

3.1 STRUCTURES TO BE REMOVED

Contractor shall demolish and remove ALL structures located on the parcel, including:

Principal Structure

- Entire building
- All additions, porches, decks, enclosed areas, steps, overhangs
- Foundation walls, slabs, and basement structures

Accessory Structures

- Detached or attached garages
- Sheds, storage buildings, workshops
- Carports, lean-tos

- Retaining walls, freestanding walls
- Exterior slabs, patios, pavers, pads

No structure may be left standing or partially removed unless authorized in writing.

3.2 BELOW-GRADE STRUCTURAL REMOVAL

Contractor must remove:

- All footings
- All foundation walls
- Slab edges and basement floors
- Piers, posts, columns, masonry fragments
- Any concrete or structural materials extending below grade

Minimum removal depth: 24 inches below finished grade.

3.3 SIDEWALKS, WALKWAYS & DRIVEWAYS

Private Areas (must be removed)

- Private sidewalks
- Walkways and paths
- Asphalt or concrete driveways
- Pavers, pads, patios, stoops, steps
- Private slabs of any kind

Remove sub-base materials and restore area with compacted clean fill.

Public Infrastructure

- Public sidewalks and driveway aprons remain, unless written authorization is provided by RACE/ELB or the City.
- If damaged by demolition activities, the Contractor must restore at no cost.

4. SITE PROTECTION & ENVIRONMENTAL REQUIREMENTS

4.1 DUST, DEBRIS & TRACK-OUT CONTROL

Contractor must maintain:

- Continuous dust suppression (water misting required)
- Debris containment to prevent migration to adjacent parcels
- Prevention and removal of track-out into public streets
- Barricades or fencing around open excavations

4.2 HAZARDOUS MATERIAL DISCOVERY PROTOCOL

If any of the following materials are encountered:

- Underground or above-ground tanks
- Fuel, heating oil, or propane tanks
- Drums, barrels, or chemical containers
- Suspect asbestos material
- Contaminated soil
- Buried debris or waste

Contractor must:

1. Immediately stop work in affected area
2. Secure the site and protect workers and public
3. Notify RACE/ELB immediately
4. Await further directive

Contractor may not disturb regulated materials without written authorization.

4.3 PROTECTION OF ADJACENT PROPERTIES

Contractor is responsible for preventing:

- Damage to neighboring structures
- Undermining of foundations
- Falling debris outside parcel limits
- Damage to adjoining property landscaping or fencing

Repairs resulting from contractor negligence are at the contractor's expense.

5. Site Clearance – Edge-to-Edge Requirements

Contractor must perform complete edge-to-edge site clearance, including removal of:

- All demolition debris
- Dumped materials and trash
- Tires, scrap metal, loose materials
- Landscaping blocks and foreign objects
- Overgrown brush, vines, and volunteer trees

Tree Requirements

- Remove only downed, dead, or City-approved hazardous trees
- Grind or remove all stumps 6 inches below finished grade
- Healthy trees may not be removed without written authorization

6. REMOVAL, TRANSPORT & DISPOSAL

6.1 TRANSPORTATION & DISPOSAL

- All debris must be removed promptly and disposed of at licensed facilities compliant with the Pennsylvania Solid Waste Management Act.
- Contractor must submit disposal receipts and weight tickets.

6.2 PROHIBITED ACTIONS

- No on-site burning
- No burial of debris or structures
- No crush-and-cover operations

7. BACKFILLING, GRADING & DRAINAGE

7.1 BACKFILL MATERIALS

Backfill shall consist of clean earthen fill or approved crushed and processed concrete meeting the requirements below:

APPROVED BACKFILL OPTIONS

1. Clean Earthen Fill
 - Free of trash, debris, organics, metal, wood, asphalt, or frozen material.
 - Suitable for compaction and grading purposes.
2. Crushed & Processed Concrete Aggregate
 - Concrete must be uniformly processed and crushed to a maximum size of 4 inches.
 - Material must be free of rebar, wire mesh, asphalt, brick, block, or mixed demolition debris.
 - Material must be clean and suitable for controlled fill placement.
 - Concrete aggregate may only be used below topsoil and shall not be placed within the upper 12 inches of finished grade.

7.2 BACKFILL PLACEMENT

- Backfill material shall be placed in controlled lifts and compacted uniformly.
- Backfilling shall not begin until the sewer cap has been inspected and approved.
- Crushed concrete may be used to fill former basements, crawl spaces, voids, or excavations where structural bearing is not required.

7.3 FINAL GRADING & SETTLEMENT

- Final grading must provide positive drainage away from neighboring parcels.
- Contractor may raise final grade up to 4 inches above surrounding areas to accommodate settlement.
- The upper 12 inches of final grade must be clean earthen fill, topsoil, and restoration materials — no crushed concrete may be exposed at final grade.

8. SITE RESTORATION

8.1 TOPSOIL

- Place a minimum of 2 inches of screened topsoil across all disturbed areas
- Topsoil must be free of debris, roots, and stones

8.2 FINAL GRADING

- Parcel shall be fine-graded to a smooth, mowable condition

8.3 SEEDING

- Seed entire site with annual ryegrass
- Apply straw mulch or approved equivalent
- Contractor is responsible for seed establishment and correcting bare areas

9. FINAL CLEANING

Contractor must:

- Remove temporary fencing, equipment, and signage
- Clean sidewalks, curbs, and public streets
- Remove track-out and sediment controls after stabilization

10. FINAL INSPECTION & ACCEPTANCE

10.1 SCHEDULING REQUIREMENTS

Contractor must provide:

- Minimum three business days' notice for final inspection request
- All prerequisites must be completed prior to scheduling

10.2 ACCEPTANCE STANDARDS

To receive approval, the site must be:

- Fully cleared edge-to-edge
- Properly graded and restored
- Free of debris, hazards, and Property Maintenance Code violations
- Properly seeded and mulched
- Compliant with all utility termination requirements
- Accompanied by all required documentation

10.3 REQUIRED CLOSE-OUT SUBMITTALS

- Sewer cap approval
- Utility termination and retirement confirmations

- PA One-Call ticket(s)
- Disposal receipts and weight tickets
- Lien waivers
- One-year warranty acknowledgement

11. WARRANTY REQUIREMENTS

Contractor shall provide a one-year warranty covering:

- Settlement correction
- Regrading
- Topsoil replacement
- Reseeding and stabilization
- Any deficiencies caused by inadequate demolition or restoration

Contractor must correct all deficiencies within 10 business days of notification.